



## Legislation Text

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**File #:** 21-0349, **Version:** 1

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### Haston Property 2 with Variance

**SUMMARY:** The property owners are proposing a subdivision of an existing house and 2.26 acres from an existing parcel with the remaining 1.28 acres to join the adjacent parcel, which is greater than 5 acres. The property is located along Pigeon Ridge Road. This portion of Pigeon Ridge has only a 40-foot ROW. They are requesting a variance from the required dedication of 5 feet. Also, there is an existing house with a working septic system. They are requesting a variance from the required soils and state environmentalist's signature.

**STAFF RECOMMENDATION:** Staff recommends approval of the plat and both variances. The surveyor has shown the approximate location of the existing field lines of the working septic system to show they are not being severed in the division. Due to the potential change in state legislation and the fact that the subdivision does not show cause for a potential increase in traffic along Pigeon Ridge Road, staff recommends the approval of the ROW dedication as well.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the plat and both variances.